

IN RE: PETITION FOR ZONING VARIANCE
W/S Stevenson Road, 195' N of
the c/l of Birch Hollow Road
(8412 Stevenson Road)
3rd Election District
3rd Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-507-A

Edward B. Vinson, et ux
Petitioners

ORDER OF DISMISSAL

WHEREAS, the Petitioners filed the instant Petition for Zoning Variance in response to a complaint filed with the Zoning Enforcement Division of Zoning Administration and Development Management; and,

WHEREAS, the Petitioners requested variances to setback requirements of Section 421.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) for an existing outdoor fenced kennel area and dwelling; and,

WHEREAS, the Petitioners having resolved the dispute in this matter between themselves and their neighbors in accordance with the settlement entered on the record at the hearing on October 8, 1991,

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of October, 1991 that the Petition for Zoning Variance in the above-captioned matter, be and the same is hereby DISMISSED WITH PREJUDICE, and

IT IS FURTHER ORDERED that no further action shall be taken against the Petitioners by the Zoning Enforcement Division of Zoning Administration and Development Management until April 1, 1992, at which time the subject property shall be brought into compliance with the B.C.Z.R.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Douglas L. Burgess, Esquire
Nolan, Plumbhoff & Williams
210 W. Pennsylvania Avenue, Suite 700
Towson, Maryland 21204

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205, Towson, Md. 21204

William Kolodner, Esquire
3621 Anton Farms Road, Baltimore, Md. 21208

People's Counsel
File

ORDER RELAYED FOR FILING

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-507-A
W/S Stevenson Road, 195' N of centerline Birch Hollow Road
8412 Stevenson Road
3rd Election District
3rd Councilmanic District
Petitioners:
Edward B. Vinson, et ux
Hearing Date: Thursday, Aug 29, 1991 at 11:00 a.m.

Variance: To permit the following setbacks for the existing outdoor fenced kennel area: 172' front, 30' right side and 32' rear; and to permit the following setbacks for the existing dwelling: 67' front, 98' left side, 157' right side and 98' rear in lieu of the required 200 foot property line setbacks for each structure.

Zoning Commissioner of Baltimore County
8011 August 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/14 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/14 1991

THE JEFFERSONIAN.

Publisher

\$ 39.87

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 8/29/91

Posted for: Edward B. Vinson, et ux

Petitioner: Edward B. Vinson, et ux

Location of property: 8412 Stevenson Road, 3rd Election District, Towson, Maryland

Location of Sign: 8412 Stevenson Road, 3rd Election District, Towson, Maryland

Remarks: None

Posted by: Signature Date of return: 8/29/91

Number of Signs: 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 8/29/91

Posted for: Edward B. Vinson, et ux

Petitioner: Edward B. Vinson, et ux

Location of property: 8412 Stevenson Road, 3rd Election District, Towson, Maryland

Location of Sign: 8412 Stevenson Road, 3rd Election District, Towson, Maryland

Remarks: None

Posted by: Signature Date of return: 8/29/91

Number of Signs: 1

LEGAL NOTICE
BALTIMORE COUNTY GOVERNMENT
OFFICE OF ZONING ADMINISTRATION
AND DEVELOPMENT MANAGEMENT
OFFICE OF PLANNING & ZONING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-507-A
W/S Stevenson Road, 195' N of centerline Birch Hollow Road
8412 Stevenson Road
3rd Election District
3rd Councilmanic District
Petitioners:
Edward B. Vinson, et ux
Hearing Date: Thursday, AUGUST 29, 1991 at 11:00 a.m.

Variance: To permit the following setbacks for the existing outdoor fenced kennel area: 172' front, 30' right side and 32' rear; and to permit the following setbacks for the existing dwelling: 67' front, 98' left side, 157' right side and 98' rear in lieu of the required 200 foot property line setbacks for each structure.

Zoning Commissioner of Baltimore County

Wellness Workout At BCGH

An eight-week, 16-session Wellness Workout Program featuring low impact aerobics for adults will be offered at BCGH starting Aug. 12. Classes will be held on Mondays and Wednesdays at 5, 6, and 7 p.m. in the Administrative Services Bldg. The fee is \$35. To

REAL ESTATE REAL ESTATE

PARK HEIGHTS AVENUE
Newly Renovated
Bancroft Court & Knightsbridge Apartments
Conveniently located
Leasing Office Located at 5906 Park Heights Ave.
CALL 542-8339

FOR RENT FOR RENT

FREE LOOT

• Running low on Cash?
• Rent from us and pay your rent with our loot!
• Visit us and drive away in a brand new "LINCOLN"

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 421.1 To permit the following setbacks for the existing outdoor fenced kennel area: 172' front, 30' right side, and 32' rear; and to permit the following setbacks for the existing dwelling: 67' front, 98' right side, 157' left side, and 90' rear; in lieu of the required 200 foot property line setbacks for each structure.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. The property is too small to accommodate the 200 foot setbacks to property lines.
2. The structures housing the dogs are existing and have been used for housing dogs since 1979.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s):
Edward B. Vinson
(Type or Print Name)
Signature _____
Linda Vinson
(Type or Print Name)
Signature _____
8412 Stevenson Road 484-2883
Address Phone No.
Baltimore, Maryland 21208
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
McKee & Associates, Inc.
Name
5 Shawan Road
Hunt Valley, Maryland 21030 527-1555
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day

of August 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1991, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County.
(over)

CERTIFICATE OF PUBLICATION

Pikesville, Md., 31 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 31st day of August 1991

the first publication appearing on the 31st day of August, 1991

the second publication appearing on the _____ day of _____, 1991

the third publication appearing on the _____ day of _____, 1991

THE NORTHWEST STAR

Manager: Signature

Cost of Advertisement: \$1.80
0113124

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

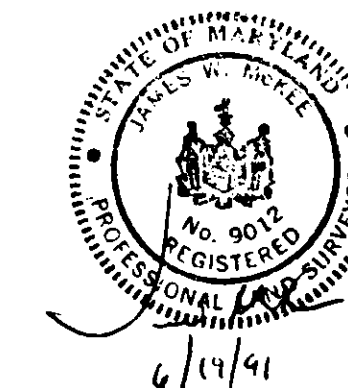
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030

Telephone: (301) 527-1555
Facsimile: (301) 527-1563

June 18, 1991

ZONING DESCRIPTION
8412 STEVENSON ROAD
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point situated on the west side of Stevenson Road, being 60.00 feet wide, 195 feet +/- northerly from the centerline extension of Birch Hollow Road, thence running South 87° 30' West 78.17 feet to a point, thence South 74° 43' 40" West 64.70 feet to a point, thence North 15° 06' 20" West 355.77 feet to a point, thence South 87° 07' 25" East 243.61 feet to a point, thence along Stevenson Road South 0° 51' 20" West 311.18 feet to the point of beginning. Being known as Lot 1, Rogers Property recorded among the land records of Baltimore County in Plat Book 43, folio 78. Containing 74,052 square feet or 1.70 acres of land, more or less. Also being known as 8412 Stevenson Road.



Baltimore County
Zoning Commissioner
County Office Building
211 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

H9100499

Baltimore County
Zoning Commissioner
County Office Building
211 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

91-507



111 West Chesapeake Avenue
Towson, MD 21204

COPY

887 4354

DATE: 7/2/91

Edward and Linda Vinson
8412 Stevenson Road
Baltimore, Maryland 21208

RE:
Case Number: 91-507-A
W/S Stevenson Road, 195' N of centerline Birch Hollow Road
8412 Stevenson Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Edward B. Vinson, et ux
HEARING: THURSDAY, AUGUST 2, 1991 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$_____ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Lawrence E. Schmidt
Lawrence E. Schmidt
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND



111 West Chesapeake Avenue
Towson, MD 21204

COPY

887 4354

AUGUST 21, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-507-A
W/S Stevenson Road, 195' N of centerline Birch Hollow Road
8412 Stevenson Road
3rd Election District - 3rd Councilmanic
Petitioner(s): Edward B. Vinson, et ux
HEARING: TUESDAY, OCTOBER 2, 1991 AT 2:00 P.M.

Variance to permit the following setbacks for the existing outdoor fenced kennel area: 172 feet front, 30 feet right side and 32 feet rear; and to permit the following setbacks for the existing dwelling: 67 feet front, 98 feet right side, 157 feet left side and 90 feet rear in lieu of the required 200 foot property line setbacks for each structure.

Robert Haines

Zoning Commissioner of
Baltimore County

cc: Edward and Linda Vinson
McKee & Associates, Inc.
1. Lee Finkelstein, Esq.



111 West Chesapeake Avenue
Towson, MD 21204

July 31, 1991

887 4354

Mr. & Mrs. Edward B. Vinson
8412 Stevenson Road
Baltimore, MD 21208

RE: Item No. 499, Case No. 91-507-A
Petitioner: Edward B. Vinson, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Vinson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: McKee & Associates, Inc.
5 Shawan Road
Hunt Valley, MD 21030



111 West Chesapeake Avenue
Towson, MD 21204

887 4354

Your petition has been received and accepted for filing this
3rd day of July, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Edward B. Vinson, et ux

Petitioner's Attorney:



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

JULY 26, 1991

(301) 887-1500

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: EDWARD B. VINSON

Location: #8412 STEVENSON ROAD

Item No.: 499 Zoning Records: JULY 2, 1991

Comment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Noted and
Reviewed *John J. Kelly* 7-26-91 Approved *John J. Kelly*
Fire Prevention Bureau
Special Inspection Division

JK/ETV

Rec'd jw
7/31/91

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 3, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for July 2, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 407-revised, 492, 494, 496, 497, 499, 500, 501, 502 and 503.

For Items 429-revised, a County Review Group Meeting is required.

For Item 272 (Case No. 90-434-SPHA), the previous County Review Group Meeting Comments are still applicable.

For Item 493, a 5-foot widening strip is requested for the ultimate 50-foot right-of-way width of Railroad Avenue.

For Item 495, no permanent structures are allowed within the limits of Baltimore County drainage and utility easements.

For Item 498, a County Review Group Meeting is required. In addition, the following highway comments are provided:

Red Lion Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

The Developer's responsibilities along the existing frontage of this site shall be as follows:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site, or as may be required to establish line and grade.

Zoning Advisory Committee Meeting July 2, 1991
Page 2

- The submission of full cross-section as deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- The preparation of the right-of-way plat for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the road improvements.
- The construction of combination curb and gutter in its ultimate location and a maximum of 23.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County standards.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 1, 1991
Zoning Administration and
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Edward B. Vinson, Item No. 499 ✓
Elbert Brooks, Item No. 512
Mitchell G. Angelos, Item No. 13

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
NCITEMS/ZAC1

Rec'd
jw 8/1/91

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: August 27, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: July 2, 1991

This office has no comments for items number 492, 494, 495, 496, 498, 499, 500, 501, 502 and 503.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

LAN:FBK
L. Lee Finkelshteyn, P.A.
7201 McDough Road, Suite 202
Owings Mills, Maryland 21117

(301) 464-7711
Fax: 464-7716

August 12, 1991

Mr. Arnold Jablon, Esquire
Office of Zoning Administration
and Development Management
Office of Planning and Zoning
111 W. Chesapeake Avenue
Mail Stop 1108
Towson, Maryland 21204

Re: Edward B. Vinson
Petition for Zoning Variance
8412 Stevenson Road
Case Number 91-507-A

Dear Mr. Jablon:

This office represents Mr. Edward B. Vinson. Accordingly, please enter my appearance on his behalf in the above referenced matter. I would appreciate having all correspondence forwarded to me at the above address with copies to Mr. Vinson at 8412 Stevenson Road, Baltimore, Maryland 21208 and to James Grammer, McKee & Associates, Inc., 5 Shawan Road, Hunt Valley, Maryland 21030.

Mr. Vinson has informed me that a hearing on the above referenced case is scheduled for August 29, 1991 at 11:00 a.m. As I have a conflict on that date (a deposition in Miami, Florida), please postpone the hearing until a later date. Ms. Gwen Stevens of your office indicated that any postponement would probably be held no sooner than the middle of October. In reviewing my calendar, any time after the middle of October is fine.

Thank you for your cooperation in this matter.

Very truly yours,

I. Lee Finkelshteyn
I. Lee Finkelshteyn

ILF:rk
cc: Edward B. Vinson
James Grammer

Drs. Brager,
Gaber and
Associates, P.A.

Jeffrey D. Brager, M.D.
Jeffrey D. Gaber, M.D.
Neil Nouri, M.D.
Christine J. Benlatterman, M.D.
Jodi D. Meshulam, M.D.
Jonathan Grier, M.D.
Dennis Myers, M.S., P.A., C.

302 Green Spring Station
Joppa Road at Fair Road
Lutherville, Maryland 21093

Telephone
(301) 825-5200
Fax
(301) 825-1014

September 16, 1991

Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case #91-507A
8412 Stevenson Road
Baltimore, Maryland 21208

Dear Commissioner:

This letter is regarding the above case, concerning a zoning variance being requested to allow a dog kennel. As a resident of the Anton Farms Road area, as well as President of the Anton Farms Neighborhood Association, I strongly oppose granting this variance.

In allowing the variance, this usual peaceful residential neighborhood will be forever altered. To the best of my knowledge there are no other kennels in this area. Setting such a precedent would allow others to seek variances; this will undoubtedly cause a reduction in the value of homes in my area. The noise level of the animals is intolerable. I have spoken with several of my neighbors whose properties adjoin those of the residence of 8412 Stevenson Road to confirm this.

To conclude then I urge you to disallow the zoning variance for a dog kennel at 8412 Stevenson Road.

Sincerely yours,

Jeffrey D. Gaber, M.D.

JDG/ssl

CC: William Kolodner
3621 Anton Farms Road
Baltimore, Maryland 21208

Other Offices:
Baltimore City: Suite 415 • Medical Arts Building • 111 W. Ward Street • Baltimore, Maryland 21201 • (301) 766-4797 • Fax: (301) 330-0836
Anne Arundel County: Suite 201 • The Horseshoe • 1000 Ritchie Highway • Pikesville, Maryland 21092 • (301) 767-2320 • Fax: (301) 553-0862

STEPHEN D. ROSENBAUM, M.D.

October 3, 1991

Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

RE: Case No. 91-507A
8412 Stevenson Road

Dear Commissioner:

I am writing to oppose the dog kennel permit being requested by the residents of the above named property. These dogs are quite loud and create a significant nuisance in the neighborhood.

The impact on property values in this area would obviously be adversely affected.

Hoping you take the above into consideration in ruling against this proposal, I am,

Very truly yours,

Stephen D. Rosenbaum, M.D.
Stephen D. Rosenbaum, M.D.

SDR:th

RECEIVED
OCT 4 1991
ZONING OFFICE

3610 Anton Farms Road
Baltimore, MD 21208

September 16, 1991

Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No.: 91-507A
8412 Stevenson Road
Request for Zoning Variance for Dog Kennel

Dear Sir/Madam:

It has come to my attention that the residents of 8412 Stevenson Road, Baltimore, Maryland 21208, have requested zoning for a dog kennel on the outside of their property.

I feel that this variance would adversely affect the property values in the area. In addition, the noise level associated with a kennel would be unacceptable as this is a quiet residential neighborhood.

In addition, the granting of this variance would open the way for others to seek similar variances.

As I have been a property owner in this area for a number of years, I would appreciate your consideration of the above points in making a determination of granting the variance.

I appreciate your consideration on this matter.

Very truly yours,

Gerald P. Sellers
GERALD P. SELLERS

RECEIVED
SEP 17 1991
ZONING OFFICE

3610 ANTON FARMS ROAD
BALTIMORE, MARYLAND 21201

September 17, 1991

Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 8412 Stevenson Road
Case No. 91-507A

Dear Sir or Madam:

We write to protest the requested variance. We live on Anton Farms Road very close to the back of 8412 Stevenson Road. As you know, this is a very quiet residential neighborhood. There are no other kennels in this area. The granting of a variance to allow six dogs to be kept on the property would encourage others to seek similar or other type variances and undoubtedly would lead to a decline in the value of the homes in this area.

Equally as important, the noise level of six dogs outside is inconsistent with the character of the neighborhood and would produce noise levels which would be highly objectionable.

We urge you to deny the requested variance.

Thanks.

Yours sincerely,

Lewis and Nodberg
Lewis and Nodberg
3615 Anton Farms Road

LAN/bai

RECEIVED
SEP 19 1991
ZONING OFFICE

HENRY W. EISNER

September 17, 1991

Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case # 91-507 A
8412 Stevenson Road, Pikesville, MD 21208

Ladies or Gentlemen:

We are writing to protest, as vigorously as we know how, a request by the owners of the 8412 Stevenson Road property, for a variance to have a dog kennel.

Ours is a peaceful and quiet residential area. The above-mentioned Stevenson Road property is not far from ours. The disturbance already created by the loud barking of the six dogs they now have is extremely annoying. In a couple of instances, when our sick, aged mother recovered from surgery in our home and when I myself, after three months of hospitalization, needed peace, the noise level of the six dogs was intolerable.

To the best of our knowledge, there are no other kennels in the area. If you grant one variance, other requests may follow. We fear that our conclave of special homes, where the homeowners take pride in maintaining the property values, (in the very recent past all of us got together and installed, at our expense, street lights on Anton Farms Road and Dorland Avenue) would be adversely affected by granting this variance.

Sincerely,

Henry W. Eisner
Henry W. Eisner
Harriet Eisner

RECEIVED
SEP 23 1991
ZONING OFFICE

3623 Anton Farms Road, Baltimore, Maryland 21208 (301) 653-9106

MORTON POLAND
3600 ANTON FARMS ROAD, PIKESVILLE, MARYLAND 21208

October 3, 1991

Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case # 91-507A
8412 Stevenson Road

Dear Commissioner:

Residents at 8412 Stevenson Road have requested a zoning variance to allow them to have a dog kennel on the outside of their property. This variance has been requested and they ask for too much. Please know that my wife and I strongly object to this variance. There are too many things that I would like to live there & dogs barking every time my wife and I walk past their address.

I realize that this is dogs and be getting bigger and so that the neighborhood would be disturbed. Though animals do get bigger from shelter. I consider a dog a pet and would like to see them with my wife and friend who walk just that address every morning around 6:00 AM.

If others would want their same house it would greatly reduce our neighborhood which is one of the best in Baltimore County. There is no little to be gained by granting this variance and so much to be lost that I hope this application will not be granted.

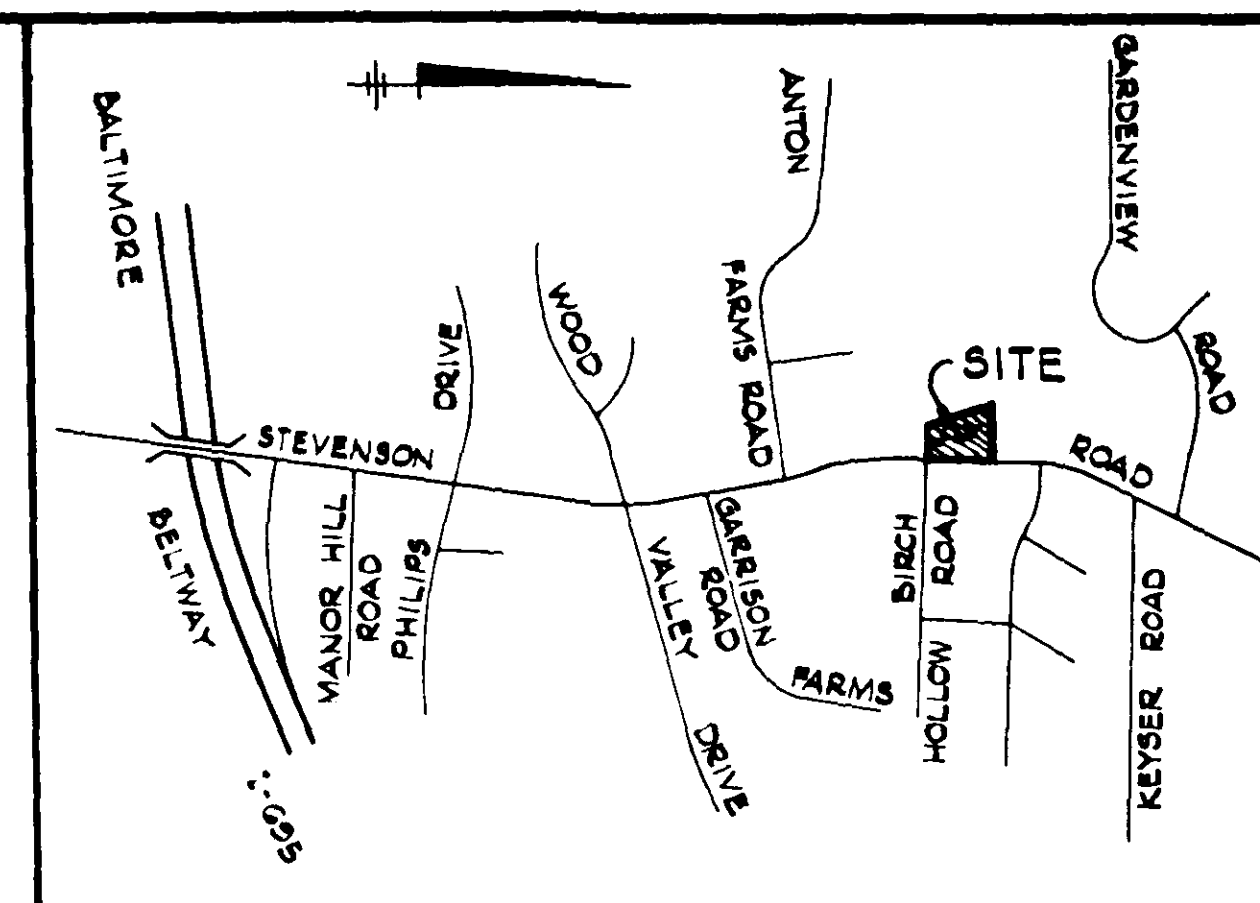
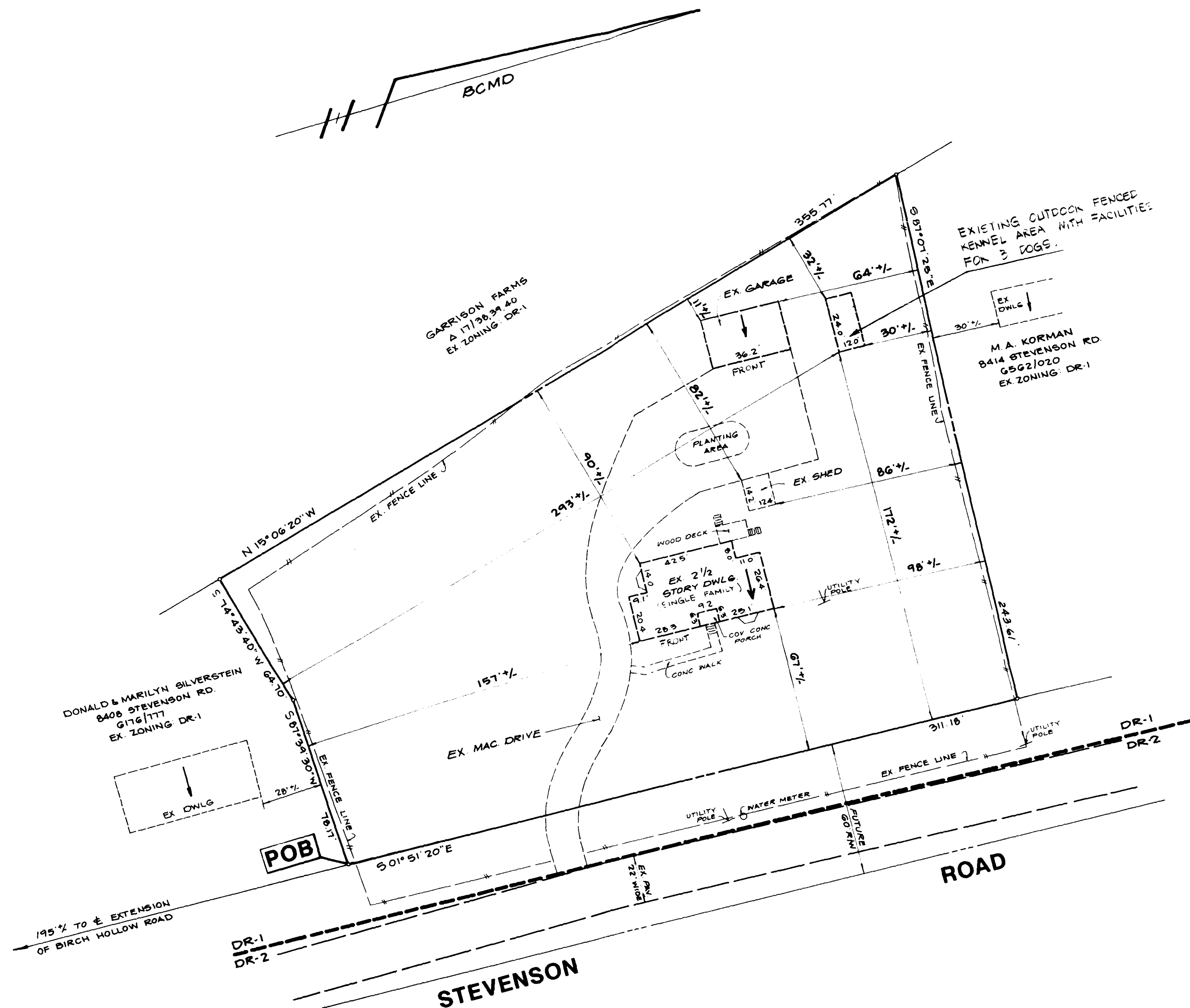
Morton Poland
Morton Poland

NOTES:

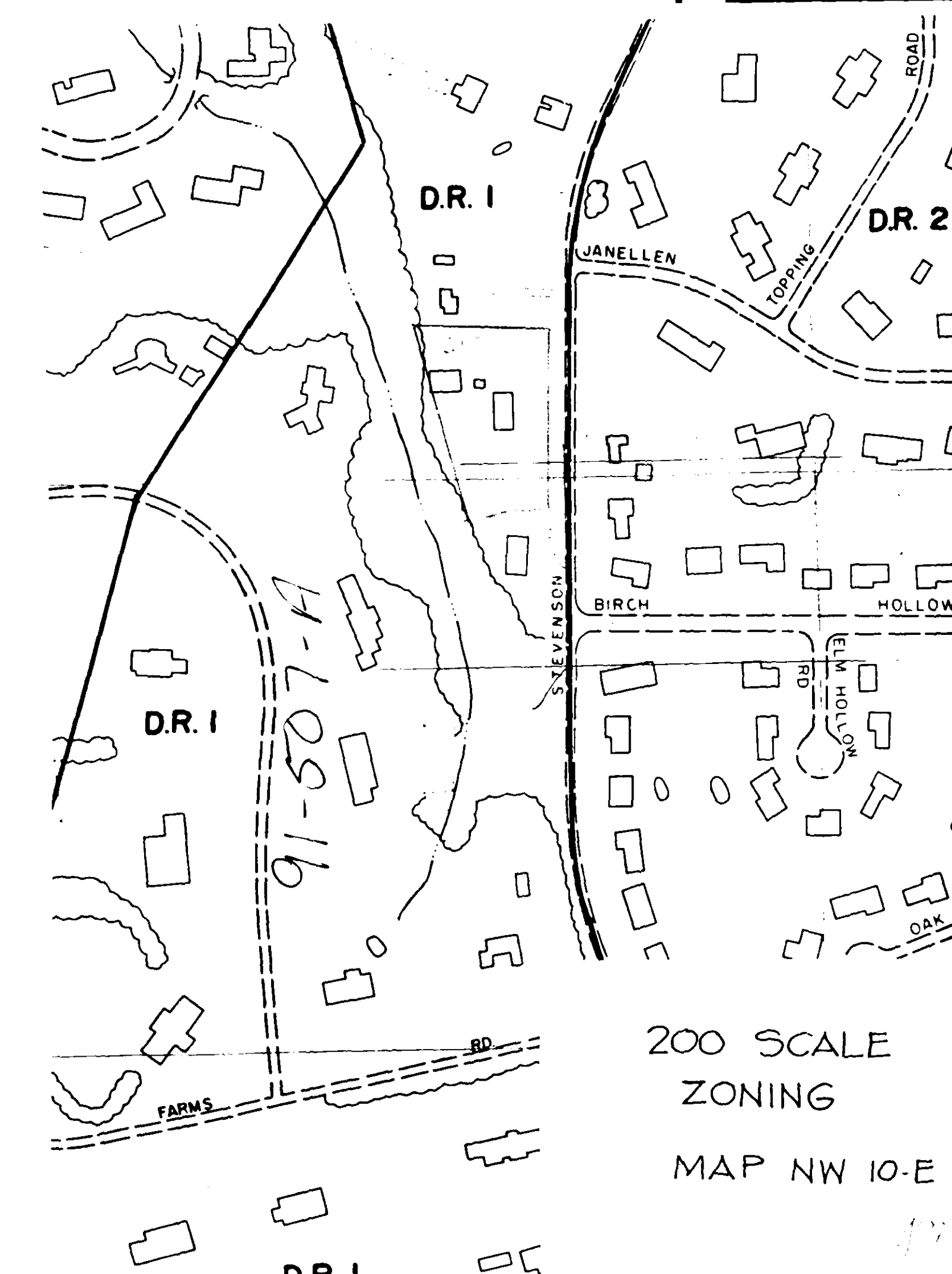
1. DEED REFERENCE: 5980/047
2. PROPERTY ACCT. N°: 18-00-004600
3. EXISTING ZONING: DR-1
4. AREA OF TRACT (GROSS & NET): (74,052 SF) = 1.70 AC. +/-
5. ZONING VIOLATION CASE N°: C-91-2184
6. OWNER: EDWARD B. & LINDA VINSON
8412 STEVENSON ROAD
BALTIMORE, MD. 21208
7. COUNCILMANIC DISTRICT 2
8. EXISTING KENNEL USE:
FENCED AREA - 3 DOGS
EXIST DWELLING - 3 DOGS
CURRENT TOTAL - 6 DOGS
9. THIS PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER & SEWER.

REQUESTED VARIANCE

REQUESTING A VARIANCE TO SECTION 42.11 OF THE E.O.Z.R. TO PERMIT THE FOLLOWING SETBACKS FOR THE EXISTING OUTDOOR FENCED KENNEL AREA: 172' FRONT, 30' RIGHT SIDE & 32' REAR, AND TO PERMIT THE FOLLOWING SETBACKS FOR THE EXISTING DWELLING: 67' FRONT, 98' RIGHT SIDE, 157' LEFT SIDE & 90' REAR, IN LIEU OF THE REQUIRED 200' PROPERTY LINE SETBACKS FOR EACH STRUCTURE.



VICINITY MAP
SCALE: 1"=1000'



200 SCALE
ZONING
MAP NW 10-E

PLAT TO ACCOMPANY
PETITION FOR
ZONING VARIANCE
AT

#8412 STEVENSON ROAD

3RD ELECTION DISTRICT
SCALE: 1"=30'

BALTIMORE COUNTY, MD.
JUNE 14, 1991

91-507-A

BEING

LOT 1
"ROGERS PROPERTY"
Δ43/78

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Completed by J.D.G.
Drawn by B.D.
Checked by J.D.G.
Job Number 91-69

James W. McKee Date
(Maryland Registered No. 90122)